

# THE GEORGIAN COLLECTION

*at Seachnall Abbey*

DUBLIN ROAD, DUNSHAUGHLIN, CO. MEATH

PERIOD STYLE HOUSES OF c.2,500 SQ.FT.



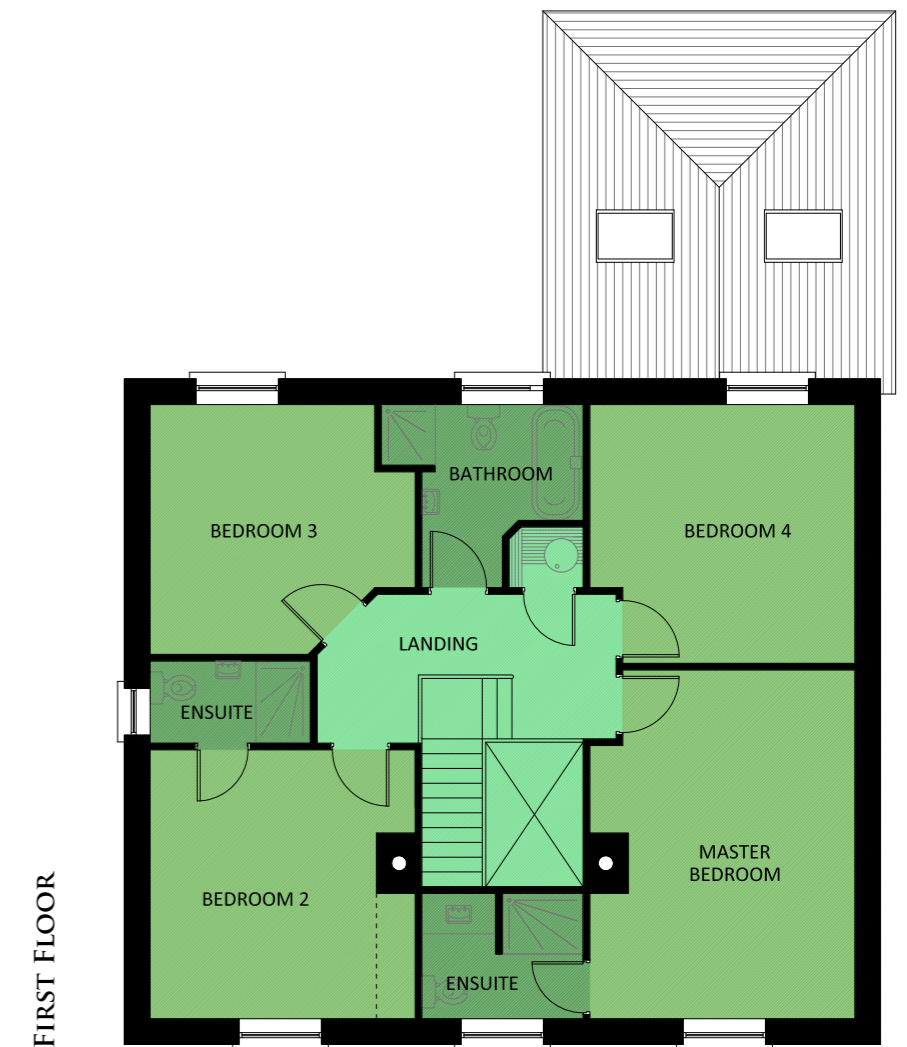
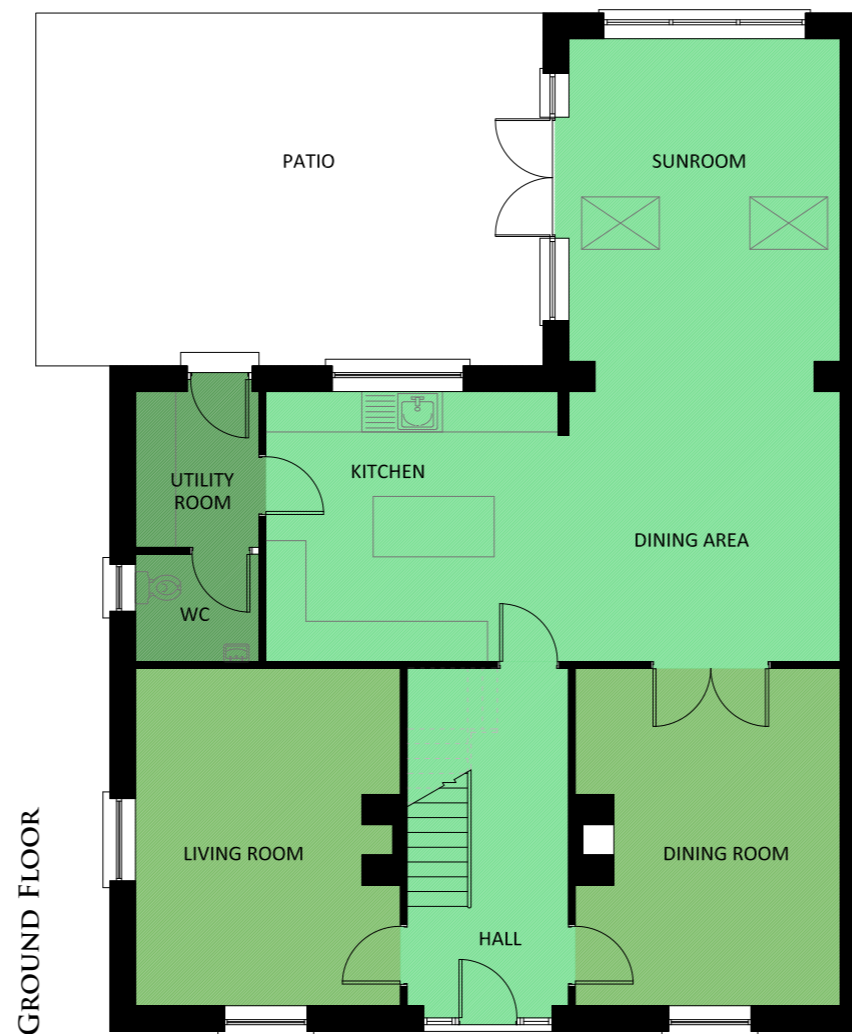




# THE HOUSE

4 BEDROOMS - c.2,500 SQ.FT.

- Three reception rooms
- Four Large double bedrooms
- Two ensuites
- Feature Classical sandstone fireplaces
- Kitchens by McNally Design
- A3 BER Rating
- 24 hour heating and on demand hot water
- Panasonic Air to Water heating system
- Georgian style sash windows by Grady's
- Natural slate roof finish
- Period style Iron woodland fencing by Foley's Forge





## External Finish

Externally, the houses have been designed to exact Georgian portions, taking their lead from the original listed Seachnall House which is currently under restoration together with its original stone courtyard. The front doors are complemented by both a leaded fanlight and decorative side glazing. The windows are properly proportioned sash windows by Grady's Joinery with limestone detailing. The roofs have been finished in the highest quality natural slate.

## Landscaping

Each site has been beautifully landscaped in keeping with the period style. Front boundaries have been finished in traditional four bar metal woodland fencing with detailed cast iron entrance pillars by locally based Foley's Forge. The houses have large paved areas for 3-4 cars, side passages of 2.35m in width and large feature patio areas in the back gardens. Outside lighting and power points are fitted as standard.

## Kitchen

The German "Leicht" kitchens are the centre piece of these modern classics. They are designed and fitted by Ireland's leading kitchen specialist, McNally Design of Ballsbridge. The attention to detail is clear for all to see, be it the units being recessed in to the walls, the double fridge freezer, the Siemens coffee machine or the 5ft deep "Carrera" sillstone breakfast bar. These kitchens by McNally really take the standard on offer in a new homes development to a new level. Utility Rooms complete with matching units, work top and sink with white "Carrera" style tiling as standard.

## Wardrobes

The bedrooms are fitted with Virginia Oak slide robes again by McNally Design. They utilise the full 9ft ceiling heights offering excellent storage in all bedrooms.

## Joinery

All internal doors, skirting and architrave have been finished in a style fitting of the period design, yet contemporary in feel. Skirting's are taller than average at 7inches and doors are of a traditional four panel design but with a striking contemporary door handle.

## Fireplaces

Both reception rooms have the benefit of the very highest quality sandstone fireplaces which are a contemporary play on period designs. Youthful, but timeless and elegant. One fireplace is fitted with a high quality wood burning stove. The other is a fully open fireplace, beautifully finished with a fire brick inset and a low profile black hearth.

## Bathrooms

Both ensembles and the main bathroom are fitted with beautiful Carrera style tiles, contemporary bathroom ware, shower enclosures, large rain head showers and painted under sink storage cabinets. All showers and taps are feed off a fully pressurised, pumped water system.

## Energy Efficiency & Heating

Despite the classic period style, the Georgian Collection offers home owners unrivalled levels of energy efficiency. The houses achieve an A3 BER rating through the use of full fill twin leaf concrete cavity walls, an air tightness system and class leading Panasonic Air to Water heat pump technology. This design offers 24 hour a day consistent heat and on demand hot water for little more than the cost of running a typical two bedroom apartment.

## Guarantee

All Hora Homes come with a 10 Year Homebond Structural Guarantee









**THE LOCATION**  
DEVELOPMENT MAP



**TRANSPORT LINKS**  
DUNSHAUGHLIN

Dunshaughlin is well serviced by both rail and road. The M3 motorway significantly reduces travel times into Dublin City Centre and the short journey can now be made in just 30 minutes. Alternatively commuters can avail of the rail line which runs from Dunbooyne to the Dublin Docklands where it will link with the LUAS red line. This line is combined with the largest Park & Ride facility in the country, located at Pace, only 9 kilometers from Dunshaughlin. Trains will run every half hour with a peak journey time of only 27 minutes.

The proposed extension to the rail line will run through a dedicated Dunshaughlin stop finally terminating at Navan Station.

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## THE DEVELOPER

HORA HOMES

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HORA Homes are a well known and respected house builder in the Dublin and Meath area, having been established in 1973. They are long associated with quality and luxury housing developments which are finished and maintained to the highest standards. The company prides itself in the meticulous attention to detail followed through all stages of its residential developments from planning and design, to construction and sales, right through to its customer care and after sales service. We are a medium sized residential development company who aim to be the best in our local market rather than the biggest. We endeavour to create stable communities for our residents by building quality homes and only selling to owner occupiers. As a policy we do not sell to investors.



## THE HISTORY

PREVIOUS DEVELOPMENTS

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- Beresford, Donabate, Co.Dublin.
- Wellington Hall, Trim, Co.Meath.
- Beverton Heights, Donabate.
- Ardan, Athboy, Co. Meath.
- Wilfield, Ballsbridge, Dublin 4.
- Teaguestown Wood, Trim, Co. Meath.
- Victorine Abbey, Trim, Co. Meath.
- Cluain Ri, Trim, Co. Meath.
- Norbury Hall, Trim, Co.Meath.

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## The Professional Team

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### D.J O'Daly Architects

Architect

*20 Proudstown Road  
Navan, Co.Meath*

### Loughlynn Developments Ltd.

Building Contractor

*T/A Hora Homes  
Rathvale, Athboy, Co.Meath*

### John P.O'Malley & Co.

Solicitor

*38 Percy Place  
Dublin 4*

Builder



[www.horahomes.ie](http://www.horahomes.ie)

Sales



[www.horaproperty.ie](http://www.horaproperty.ie)